

CHAPTER II

COMMUNITY FACILITIES

Introduction

Public facilities are provided to insure the safety, well being and enjoyment of the residents of Hickman. These facilities and services provide the community with social, cultural, educational, law enforcement, fire protection and recreational facilities designed to meet residents needs.

Four general objectives have been established as guidelines for the community facilities chapter of the comprehensive plan. These objectives are:

- 1) Determine the present capacities of all public facilities and services
- 2) Compare current capacities with established standards to determine whether the capacity is adequate.
- 3) Based on population change project future adequacy of these facilities and services to meet future estimated demands within the planning period, and
- 4) Recommend improvements where community facilities are not considered adequate for present or future needs.

Recreational Facilities

Parks

The City of Hickman has four parks. They are the main City Park, located at the southwest edge of Hickman, entered from 2nd Street; Old Towne Park, a mini-park located at 3rd and Main Streets; Prairie Park, a mini-park located on East 4th Circle; and the Linear Park, which consists of the old Missouri Pacific right-of-way, extending along the entire west boundary of the City.

The City Park contains a baseball field, a softball field, a tennis court, a picnic shelter, picnic tables, a concession stand, camping area, a creek for fishing, a playground area with equipment. The City is planning to add a sand volleyball area, and possibly another ballfield for T-ball and an area for soccer.

Olde Towne Park and Prairie Park each contain a limited amount of playground equipment, and a picnic table. The Linear Park is in the development stages, and will include a paved walking/biking path, many varieties of trees and shrubs, planting, wild flower and native grasses, and possibly exercise stations along the pathway. The Linear Park will be approximately .75 miles long and contain about 10 acres. Through volunteer efforts and receipt of grants, the trail is expected to be completed in 1995. Development of plantings will be ongoing. In addition to the park being an amenity and providing recreation for Hickman residents, it will serve as a buffer between the Burlington Northern Railroad and the town. The residents and community leaders of Hickman are to be commended for developing such an asset to the community.

Other Recreational Facilities and Locations

Developing an enclosed recreation facility or joint civic center/recreation facility has been an expressed interest throughout the development of this plan. A center might contain a small pool, multipurpose room, ball courts, craft and small meeting rooms. General standards for small pools suggest 1800 square feet of water surface could serve a population up to 3000 people (DeChiara/Koppelman). Standards also suggest a civic/recreation center should be located on a parcel of approximately 0.4 acres per 1000 population. This would suggest that three to six lots in the original town site (50' x 140') would be needed.

There are two ball fields, one baseball and one softball field in the City Park. In 1993, twenty-two teams with a total of 359 players used the fields. They include eight T-Ball teams, six Girls/Women's softball teams, four Little League teams, three American Legion teams, and one Men's Softball team. In the past, Hickman has been host to American Legion Baseball District Tournaments. It is hoped that this will continue into the future, and Hickman has continued to make improvements to the baseball field with this goal in mind.

The City has received State Game and Parks funding in the past to build the tennis court, to provide lighting for the softball field, and to purchase a variety of equipment such as bleachers for the baseball field. The City operates a concession stand for all games. Volunteer help is utilized to staff the stand, with paid management in charge of scheduling the volunteers, ordering supplies and general supervision of the operation.

The City is close to two State recreational areas, Wagon Train Lake, located two miles east of Hickman, and Stagecoach Lake, located two miles south of Hickman. These lakes provide fishing, boating, picnicking, camping and a variety of other outdoor activities.

Recommendations

The Nebraska Game and Parks Commission recommends that communities with less than 2,500 residents provide twenty-five acres per 1000 population for general outdoor recreation. Hickman currently has twenty-one acres and is projected by the Game and Parks Commission to need twenty-seven acres by 1995. With the addition of ten acres of park land in the Linear Park, Hickman is expected to have sufficient park land through the year 2000. The two mini parks are heavily used by children as playgrounds. Old Towne Park could be improved with plantings and new playground equipment to replace the older equipment. If the older equipment is still safe, a few new amenities to the park would make it an asset as well. As the City grows to the east, additional land should be acquired to expand Prairie Park. Additional sites should be acquired to the north Hickman Road if development occurs.

When evaluating proposed subdivisions, the provision of park land dedicated to the City by the developer, should be a prime consideration.

Consider establishing a community foundation or other organization that would promote and acquire the resources for a community center/recreation facility. Planning should include consideration of long-term maintenance costs.

Educational Facilities

Hickman is served by the George W. Norris School District #160, located approximately four miles south of Hickman. Students from Hickman are bussed to Norris. There are one elementary, one middle school, and one high school, all located on one campus.



The enrollment of Norris is 1,350 and the size of the facility is approximately 225,000 sq. feet. Special facilities included a football field, with an all-weather surface track, and a 700-seat auditorium.

Building spaces are adequate for current enrollments and educational programs. A demographic study to predict future enrollments was completed last year. The District which is over 200 sq. miles is served by ESU #6 and contracts for multiple services and programs. The future plans of the District are to continue to serve the needs of the students of the District, and to expand to provide that service. Another building project is possible within the next 2-3 years. Post-secondary and vocational programs are available in Lincoln or Beatrice.

Fire and Police Protection

Fire Department

The Hickman Rural Fire Department has twenty-nine volunteer members, with eleven EMTs. They conduct special training for members as needed. The fire station is located at 630 Chestnut, and was completed in 1988. It is adequate for current needs. The service area is 68 sq. miles, which included an increasing number of homes as more people move onto acreages. Future plans include the possibility of a satellite station in the northern part of the District, in order to continue to serve the needs of the District.

The location and type of fire station is based primarily upon the character of the area to be served and upon the need for speed and dependability in answering alarms. Further standards depend on the population density of the area served, types of land uses in the District, and the topographic characteristics of the land itself. Maximum distances between fire stations and area served are recommended by the National Board of Fire Underwriters are as follows:

<u>Type of Area Served</u>	<u>Maximum Distance from Fire Station</u>
Major industrial and commercial concentrations (five or more structures)	3/4 mile
Build-up residential areas (three or more dwelling units per acre)	1-1/4 miles

Schools, hospitals, churches and other places of public assembly	2 miles
Rural homes and farms or low density urban areas	4 miles

Further standards pertaining to the location of municipal fire stations:

1. Fire stations should be within the center (time of travel) of the districts which they serve.
2. Movement of fire fighting equipment from fire stations should not be impaired by physical or topographic barriers.
3. Fire stations should be located with direct access for fire fighting equipment to the thorough fare networks of the city. Movement of equipment must not be impaired by or be a danger to other traffic.
4. Fire station design should recognize the surrounding area so that buildings fit into the character of the neighborhood. Space should be provided on station sites for adequate parking, landscaping and maneuvering area.

Police Department

The City of Hickman contracts with the Lancaster County Sheriff's Dept. for law enforcement services. The City has one full-time deputy on duty in Hickman 40 hours per week. In addition, other deputies in the area come through Hickman, and are on-call for service in Hickman, just as in the other smaller communities. All equipment is provided by the Sheriff's Office, and communication is through their equipment and 911. The City provides office space in City Hall.

Community Buildings

City Hall

City Hall is located at 2nd and Locust in Hickman's business district. There are three full time employees: a City Clerk/Treasurer, a Maintenance Supervisor, and a Maintenance Worker. There are several part-time employees. The building was constructed in the late 1800's and contains the office of the City Clerk, the Maintenance Supervisor, the Police Office, and the Community Center/City Council Meeting Room, plus two rest rooms and a full kitchen. It was substantially remodeled in 1980, made handicapped accessible, and is adequate for future needs. The physical condition of the building is good given it's age. In the past five years, the roof has been replaced and the walls covered with a stucco coating on the outside. Because so much money has been invested in renovations of the present building, it is doubtful that the City Hall will be relocated. However, it is recommended that

the useful life of the building be reevaluated toward the end of the planning period. Moreover, a combined city hall and recreation/civic center might provide a positive impact on the community. (See Recreation Facilities)

Recommendation

If the building were to be relocated, it is recommended that a site near 68th and Hickman Road be considered to facilitate a tie between Chestnut (68th Street) and the new central business district. This could promote new development in the area and open new business space in the existing business district.

Library

The City of Hickman does not have a library. Residents receive service from the Lancaster County Bookmobile every two weeks.

Community Center

The Community Center is located in the City Hall building. The facility is in compliance with ADA, and the occupancy is sixty-four. The facility is used often for all kinds of meetings including 4-H, Scouts, senior citizens, and private engagements. Last year, the facility was updated with new windows, carpet, painting, etc. Relocation of city functions could allow expansion of these uses.

City Maintenance Facilities

The City Maintenance Facilities include several structures. The main utility building is located at 5th and Walnut Streets in Hickman. This building was constructed in the 1960's and was purchased in 1990 by the City. The majority of the maintenance equipment is stored in this building. In addition, there is a smaller garage located just west of the City Hall that is also used for storage of smaller equipment items and for maintenance work on equipment. Current space is somewhat crowded for storage and work space and it is likely that these buildings are not adequate for future needs. Although there would be space to expand at the 5th and Walnut site, it is located in the flood plain and is not in conformance with the zoning regulations.

Postal Facility

The post office is located at 2nd and Locust, across the street from City Hall. It is an older building, probably constructed prior to 1920. It is leased, and is currently adequate. There is no space to expand. The physical condition of the building is fair.

Senior Center

The City of Hickman does not have a Senior Center as a separate building. The Senior Dinners program meets weekly in the Hickman Presbyterian Church. Meals on Wheels is available and is organized through the Lincoln Senior Center program. Relocation of city functions might allow the existing city hall to act as a permanent senior center.

Transportation and Communication Facilities

Highways

Hickman is served from the west by Hickman Road, a State highway and from the north/south by 68th Street, a county highway. The City is twenty-two miles from Interstate 80. The conditions of the highways serving Hickman are excellent.



The City will be affected by Lancaster County's Road Program. During 1993 45% of the County's road budget and 100% of Federal road budget funded road development between Hickman and Lincoln. In 1994, approximately 68% of the county's road budget will fund additional road projects in this same area.

Street System

For the past several years, the streets within Hickman have been a source of concern for the various City officials. Prior to 1975, all streets in Hickman were either gravel or armor-coated. The City maintained these streets at general expense. New subdivisions developed in the 1970's as well as the Sanitary Improvement District, were built with paved streets.

In 1976, a policy was passed by the Village Board that street improvement districts would be created, and property owners would pay for full-depth paving, thus creating a permanent street system within the Village (City). This policy has been followed through the years. In 1982, the City obtained CDBG funds and paved approximately eight blocks. Since that time, various street improvement districts have been passed, and an additional 14-15 blocks have been paved. However, the City still has approximately 26 blocks that are either gravel, or in such a deteriorating condition as to be nearly hazardous in some places. This is a source of great concern to the City Council, which is of the opinion that more needs to be done in this area if Hickman is to become the City that it can be. The 1993 update of One and Six Year Plans for Street Improvements are shown in Figure 3.

Truck Lines

Hickman is served by a number of intrastate and interstate truck lines. Due to the proximity of Hickman to Lincoln, it is assumed that there will be adequate service of the future.

Railroads

No railroad serves Hickman directly. The nearest terminal is located in Lincoln, eighteen miles from Hickman.

Bus Service

There is no bus service to or from Hickman.

Airports

The nearest passenger, private, and freight service to Hickman is the Lincoln Municipal Airport, approximately twenty-five miles away. It would be assumed that this would provide adequate service for the future.

Telephone Services

The local carrier is Lincoln Telephone Company. The customer service office serving Hickman is located in Lincoln. It is assumed that this would provide adequate service for the future.

Radio and Television

Hickman is served by Douglas Cable Television Co. This company offers thirteen basic channels and two premium channels. There are no TV stations located in the planning area, but KOLN-KGIN is located in Lincoln. No radio stations are located in the planning area, but a number of stations are located in Lincoln.

Newspaper

Hickman has a local weekly newspaper, The Voice, which has 2,300 subscribers. Many citizens of Hickman also subscribe to either the Lincoln Star or the Lincoln Journal.

TRANSPORTATION PLAN

"Build a road, and they will come", is more than a passing literary reference. To a significant extent, the location of roads, their condition, and capacity to carry traffic safely will define future land use. The transportation element of the comprehensive plan is a key component of the plan's foundation for success. Traffic and pedestrian circulation plans will be one of the city's largest capital investments over the life of the plan.

Annually the City reviews the "One and Six Year Plan" for streets and highways. This is both a planning and budget tool. The community will need to establish a policy between maintaining the existing road system or new and expanded roadways. The funds available from state highway-user revenue currently provide \$53,272.00 toward the total road budget.

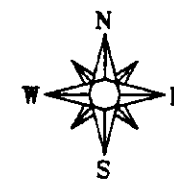
Also, Lancaster County prepares a "One and Six Year Plan". The City should review this yearly update with the goal to promote Hickman Road and South 68th Street improvements. Widening of the State spur from US 77 and these two roads is an essential part of encouraging future growth.

The Future Transportation Map (Figure 3) represents the adopted "One and Six Year Plan". However, it also contains the Horizon Plan recommendation for pedestrian/trail linkage to the Lincoln trail system along the MoPac Right-of-Way. This is a key feature to tie the two state recreation lakes on either side of Hickman into the State trail system and the Lincoln population center. The City should work with Lancaster County to:

- 1) Prepare sub-area plan to connect the City's trail into a county trail to Lincoln.
- 2) Pursue ISTEA or other Rails to Trails programs to implement this recommendation.

CITY OF HICKMAN, NEBRASKA

ONE-MILE JURISDICTION



TRANSPORTATION MAP

- MAJOR ARTERIAL
- OTHER ARTERIAL
- COLLECTOR
- LOCAL

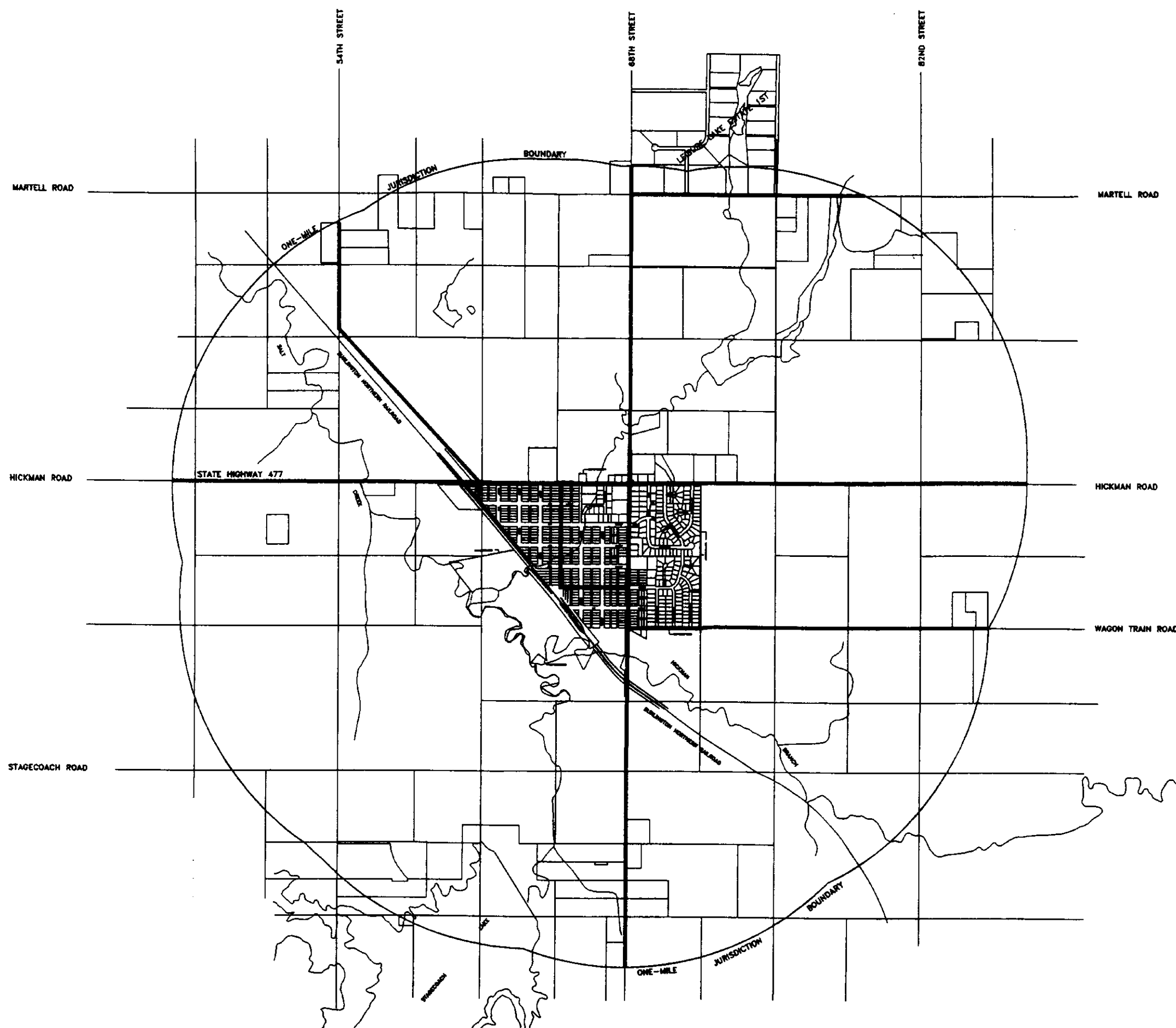
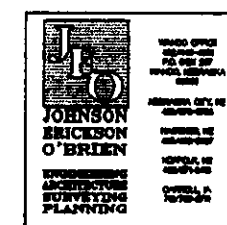


Figure 3
Transportation Map

Public Utilities

Refuse Collection

Solid waste collection in Hickman is carried out primarily by Huenink Refuse Service. Citizens are not required to have this service, they may contract with someone else, or do it themselves, but most contract with Hueninks. The waste is hauled to the Lincoln City Landfill. There is no local recycling program. This service is assumed to be adequate for the future, providing the City can continue to be served by Lincoln. The City has recently established a recycling program in cooperation with the City of Lincoln. A collection site was developed with a drop box collection system..

Electric Power

The electric power is purchased wholesale from Norris Public Power District and is distributed by the City of Hickman. There is one substation located within the City of Hickman. The City is served by one line at any given time, however there is the option for three different lines for service in an emergency situation. The voltage serving Hickman is 34,500/12,500. According to Norris Public power, the system is adequate for future growth.



Natural Gas Service

The distributor and supplier for natural gas for Hickman is People's Natural Gas. Hickman has one main service line, which is a 4' main line with 100 pounds of pressure, up to the City limits. The system has been installed in the last five years, and was planned to be adequate for the future growth of the City.

Other Fuels

Liquified propane is the only other major fuel used in Hickman. Several propane distributors serve Hickman, including Hickman Propane located in Hickman. Others include Firth CO-OP, Panama Propane, and several companies from Lincoln.

Water System

The City of Hickman currently has four wells in its water system located 3.5 miles south of Hickman. They consist of Well #1, drilled in 1988, pumping capacity, 250 gallons per minute; Well #2, drilled in 1988, pumping capacity, 250 gallons per minute; Well #6, currently not in use due too high nitrate level, drilled in 1976, pumping capacity, 250 gallons per minute; and Well #7, drilled 1977, pumping capacity 700 gallons per minute. The storage facility is a 300,000 gallon water tower, built in 1977. The distribution system has been built in stages and ranges in size from 4' to 10" and range in age form 1936 to 1988. Also included in the water system is a chemical feed facility, built with the two wells in 1988, where water is treated with fluoride and chlorine.

The amount of pressure in the water system at full pumping capacity is 98 pounds, at City Hall. This pressure may vary somewhat throughout the system. The maximum pressure at the base of the tank is 56 pounds. The fire hydrants have not been tested for about 15 years. The ISO rating is 8, the water system meets this requirement. If direct power is lost to the wells, there is a PTO on Well #7 only. Water usage is metered. The City has allowed some rural residents to tie into the Hickman water system south of town. A clear policy of location and costs should be adopted concerning utility extensions outside the city limits.

In the future, the system may require replacement of some of the smaller lines with larger lines, replacement of some of the older mains, and potentially seeking an additional source of water. A new water source would be necessary if an unacceptable level of nitrates developed in the well water. The drinking water currently meets requirements of the Safe Drinking Water Act. The City should regularly test fire hydrants for pressure.

Sewer System

The City of Hickman is served by the Waste Treatment Facility with lines throughout the City, and the facility located about one-half mile west of Hickman on Hickman Road. The treatment process used is activated sludge, and meets current requirements of the NPDES permit. The system discharges into Salt Creek, with sludge being applied to agricultural land. New regulations recently released will cause the Hickman facility to be out of compliance with sludge requirements. Therefore, the City has entered into an agreement with an engineer to begin studying changes that will need to be made in order to remain in compliance. The engineer will investigate whether infiltration of sewer lines is contributing to the high daily flow. Recommendations for the system are expected from this study.

A possible additional problem exists with excessive infiltration during wet weather from groundwater. The average daily flow is .16 million gallons per day. The design flow of the facility is .17 million gallons per day. Although it has been the opinion of the City that the system is adequate for future needs and growth, the record suggests it is near capacity. Infiltration of the lines may have created the excessive daily flow rate.

Health Facilities

There are no medical clinics, hospitals, or nursing homes in Hickman. There is one local dentist with an active practice. All medical services, with the exception of dentistry, must be obtained in Lincoln, where a large variety of specialists and primary care providers exist.